



Connells

Fairview Court Fairfield Road
East Grinstead



Property Description

Connells are delighted to offer for sale with no onward chain this one bedroom assisted living apartment, located in the heart of East Grinstead's bustling and vibrant town centre.

The property was constructed by McCarthy & Stone and Resident's benefit from an on-site Estate Manager and Assistant Estate Managers, providing 24 hour cover. One hour per week of domestic assistance is also included (additional domestic help can be purchased). Further on-site facilities for the residents include function room, large residents lounge, restaurant with waitress service open 365 days per year, communal car parking, domestic assistance and laundry room, wheelchair accessible and battery buggy store, guest suites and video door entry system linked to TV. There is an emergency call Careline system with pull cords/buttons in each room of the flat and in communal areas. There is also a lift which services all levels.

On entering the property, you are immediately met by a spacious entrance hallway where there is a large storage cupboard. The bedroom is a generous double, features built-in wardrobes and is complemented by a bathroom which includes a bath and separate wet room area. The lounge/dining room is spacious in size and has an adjoining kitchen, accessed via double doors. The kitchen benefits from a range of eye and base level units, work surface space, integrated oven and has areas for further appliances. Outside there are landscaped communal gardens and a communal car park.

Entrance Hall

Storage cupboard, security phone/entry system, coving, carpet as laid.

Lounge

21' 1" x 10' 6" (6.43m x 3.20m)

Double glazed window to the rear, coving, wall mounted electric heater, feature fire place, carpet as laid.

Kitchen

8' 2" x 7' 6" (2.49m x 2.29m)

Double glazed window to the rear, matching wall and base units with work tops over, integral oven hob and extractor fan, space for a fridge, freezer, single drainer stainless steel sink unit with tiled splashbacks, coving, wall mounted heater, vinyl flooring.

Master Bedroom

13' 5" x 10' 3" (4.09m x 3.12m)

Double glazed window to the rear, built-in wardrobes, wall mounted electric heater, coving, carpet as laid.

Bathroom/ Wet Room

9' 4" x 8' 9" (2.84m x 2.67m)

Four piece suite comprising of a tiled shower cubicle, panelled bath, vanity unit with wash hand basin, low level flush wc, tiled walls, coving, extractor fan, vinyl flooring.

Communal Garden

Communal gardens to rear.

Parking

Communal off street parking.

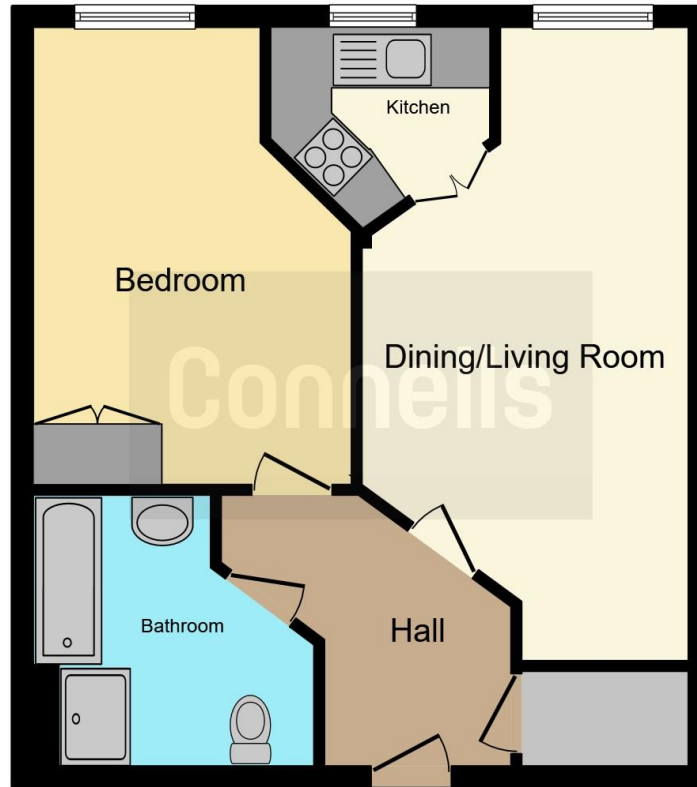
East Grinstead

The popular market town of East Grinstead is located approximately half way between London and the south coast. The town boasts a wealth of architectural heritage and the High Street retains period buildings with old world charm. It is believed that East Grinstead has the longest row of Tudor and Medieval timber framed, open hall houses which have been in continuous use. The Meridian Line runs through the town and its path is marked by terracotta markers. There are a number of coffee shops, restaurants, a museum, a leisure centre and Chequer Mead theatre within the town. Surrounded by some of the finest countryside in the south east, East Grinstead is in close proximity to Ashdown Forest which is designated as an area of outstanding natural beauty. The recently reopened Bluebell Steam Railway links the town to Sheffield Park with regular excursions throughout the year. The mainline railway station offers frequent services to London Victoria or London Bridge in just under the hour. The town is ideally situated for access to the M23 and M25 motorways with Gatwick being the closest airport.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

view this property online [connells.co.uk/Property/EGR404156](https://www.connells.co.uk/Property/EGR404156)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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